



~~April 18, 2006 CPC~~
May 16, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0234
(AMENDED)
Robert Sowers

Matoaca Magisterial District
Alberta Smith Elementary, Bailey Bridge Middle and Manchester High Schools Attendance
Zones
North and south lines of Quailwood Road

- REQUESTS: I. Rezoning from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to permit exceptions to Ordinance requirements.
- II. Waiver to street connectivity requirements to Quailwood Road.

PROPOSED LAND USE:

A mixture of residential uses, to include single family, condominiums and cluster homes, along with supporting recreational uses is planned. The applicant has agreed to limit development to a density of 2.2 dwelling units per acre, yielding approximately 484 dwelling units. (Proffered Condition 6)

RECOMMENDATION

The Matoaca District Planning Commissioner has indicated that he desires the Commission to defer this case to the June 20, 2006, meeting. The applicant has agreed to the deferral. A deferral to the June 20 meeting would require the submission of any revisions no later than May 15, 2006. If this deadline cannot be met, a longer deferral may be appropriate.

CASE HISTORY

Planning Commission Meeting (4/18/06):

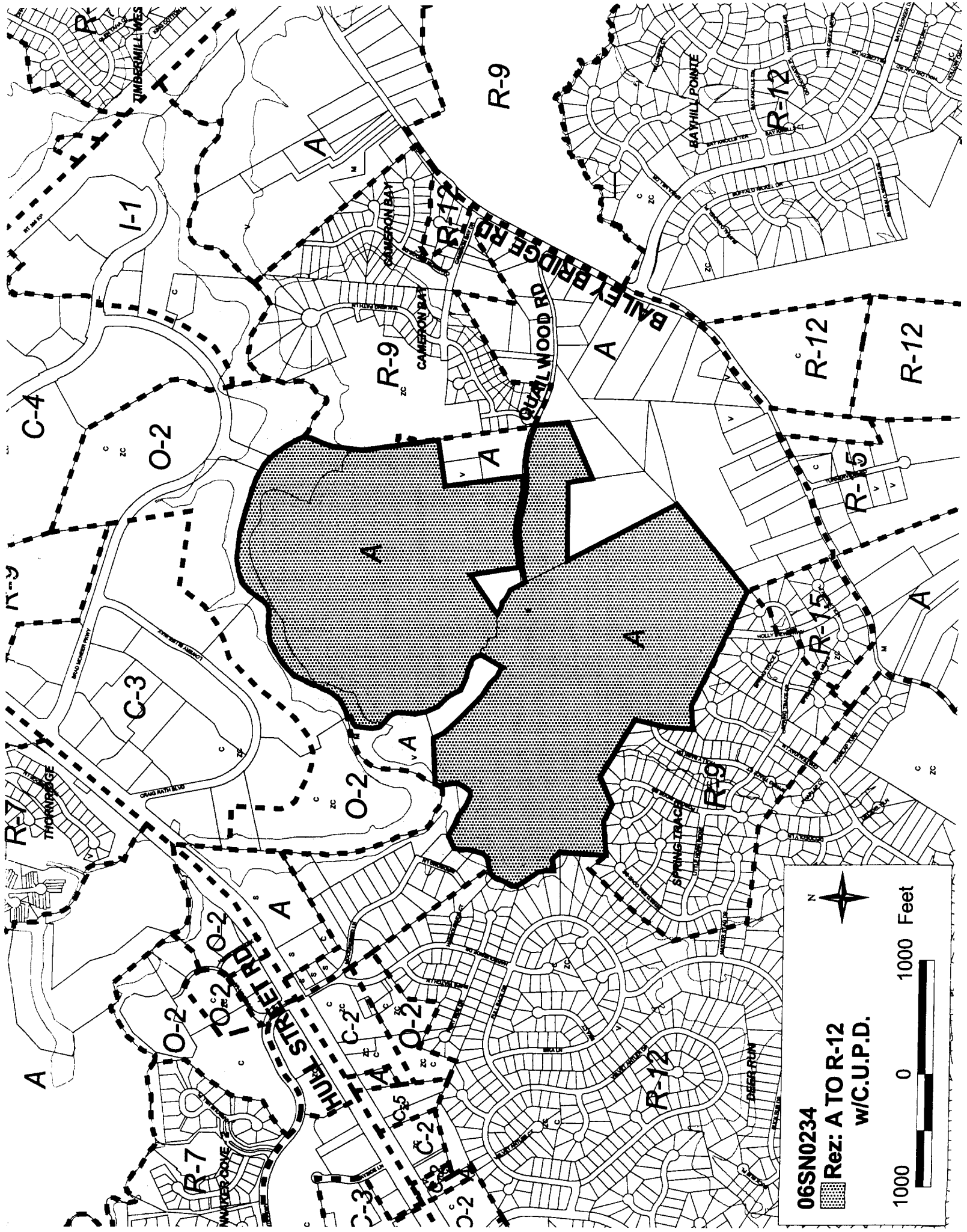
On their own motion, the Commission deferred this case to May 16, 2006.

Staff (4/19/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than April 24, 2006, for consideration at the Commission's May 16, 2006, public hearing.

Applicant (4/20/06):

The application was amended to request a waiver to the "Residential Subdivision Connectivity Policy" relative to access to Quailwood Road. Proffered conditions were added and amended.



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Rez: A TO R-12
w/C.U.P.D.

